

J. A. & IDA MAE WILLIAMS
TO
EAGLE RIVER CHEMICAL CORPORATION

VOL 497 PAGE 85

() WARRANTY DEED ()

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, J. A. Williams and Ida Mae Williams, his wife, of Memphis, Tennessee, for and in consideration of the sum of Ten Dollars (\$10.00) to us in hand paid by EAGLE RIVER CHEMICAL CORPORATION, and other good and valuable considerations, the receipt of which is hereby acknowledged and the balance is paid by the assumption of and the agreement to pay the debt secured by a certain Deed of Trust executed by Grantors herein to David Solomon, Trustee for Helena Chemical Company, dated September 14, 1971, and recorded in Book 497, at Page 82, of the Official Records of Phillips County, Arkansas, the unpaid balance of which is Two Hundred Twenty five Thousand Dollars (\$225,000.00), and which debt secured by said Deed of Trust the Grantee herein has expressly assumed and agreed to pay according to the terms and conditions as set out in said Deed of Trust, do hereby grant, bargain, sell and convey unto the said Eagle River Chemical Corporation, a corporation organized and existing under the laws of the State of Arkansas, and unto its successors and assigns forever, the following described real estate situated in Phillips County, Arkansas, to-wit:

1. Property located in Private Survey No. 2412, Township Two (2) South, Range Four (4) East, Phillips County, Arkansas, and described as follows: Commencing at the Southeast corner of Section Fourteen (14), Township Two (2) South, Range Four (4) East; thence West 3517.8 feet; thence North 1980.0 feet; thence North 35° 34' West 1122.6 feet to the East right-of-way of State Highway No. 242; thence North 54° 12' East 1325.7 feet along said East right-of-way; thence South 61° 18' East 650.0 feet along the North line of a proposed street to the point of beginning; thence from the point of beginning South 61° 18' East 700 feet along the North line of a proposed street; thence North 28° 42' East 796.3 feet; thence North 53° 29' West 706.0 feet; thence South 28° 42' West 890.2 feet to the point of beginning, containing 13.56 acres, more or less.
2. Property located in Private Survey No. 2412, Township Two (2) South, Range Four (4) East, Phillips County, Arkansas, and described as follows: Commencing at the Southeast corner of Section Fourteen (14), Township Two (2) South, Range Four (4) East; thence West 3517.8 feet; thence North 1980.0 feet; thence North 35° 34' West 1122.6 feet to the East right-of-way of State Highway No. 242; thence North 54° 12' East 1325.7 feet along said East right-of-way; thence South 61° 18' East 650.0 feet along the North line of a proposed street; thence North 28° 42' East 890.2 feet to the point of beginning; thence North 28° 42' East 30.3 feet to the South right-of-way of the Missouri Pacific Railroad; thence South 53° 29' East 706.0 feet along the South right-of-way of the Missouri Pacific Railroad; thence South 28° 42' West 30.3 feet; thence North 53° 29' West 706.0 feet to the point of beginning, containing 0.49 acres, more or less.

This instrument was prepared by
David Solomon, Jr., Attorney, Helena, Ark.

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3. Property located in Private Survey No. 2412, Township Two (2) South, Range Four (4) East, Phillips County, Arkansas, and described as follows: Commencing at the Southeast corner of Section Fourteen (14), Township Two (2) South, Range Four (4) East; thence West 3517.8 feet; thence North 1980 feet; thence North 35° 34' West 1122.6 feet to the East right-of-way of State Highway No. 242; thence North 54° 12' East 1553.1 feet along East right-of-way; thence South 39° 58' East 591.5 feet along the North line of a proposed street to the point of beginning; thence, from the point of beginning, continue South 39° 58' East 750.2 feet along said North line of proposed street; thence North 28° 42' East 281.4 feet; thence North 61° 18' West 700 feet; thence South 28° 42' West 8.2 feet to the point of beginning, containing 2.35 acres, more or less.
4. Property located in Private Survey No. 2412, Township Two (2) South, Range Four (4) East, Phillips County, Arkansas, and described as follows: Commencing at the Southeast corner of Section Fourteen (14), Township Two (2) South, Range Four (4) East; thence West 3517.8 feet; thence North 1980.0 feet; thence North 35° 34' West 1122.6 feet to the East right-of-way of State Highway No. 242; thence North 54° 12' East 1553.1 feet along said East right-of-way to the point of beginning; thence from the point of beginning South 39° 58' East 591.5 feet along the North line of a proposed street; thence North 28° 42' East 928.4 feet; thence North 53° 29' West 213.5 feet to the East right-of-way of State Highway No. 242; thence South 54° 12' West 821.1 feet along said East right-of-way to the point of beginning, containing 7.67 acres, more or less.

TO HAVE AND TO HOLD the same unto the said Eagle River Chemical Corporation, and unto its successors and assigns forever, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining.

And we hereby covenant with the said Eagle River Chemical Corporation that we will forever warrant and defend the title to said lands and property against the lawful claims of all persons whomsoever, save and except the indebtedness owed the Helena Chemical Company, which the Grantee herein assumes and agrees to pay.

And I, Ida Mae Williams, wife of the said J. A. Williams, for the considerations herein, do hereby relinquish and release unto the said Eagle River Chemical Corporation, and unto its successors and assigns forever, all my right, title and possibility of dower and homestead in and to said property, and hereby convey any and all other interest in and to said lands.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 15TH day of September, 1971.


J. A. WILLIAMS


IDA MAE WILLIAMS

STATE OF ARKANSAS }
COUNTY OF PHILLIPS } ss

ACKNOWLEDGMENT

On this day personally appeared before the undersigned, a Notary Public in and for the County and State aforesaid, duly qualified, commissioned and acting, J. A. Williams, to me well known as the person who signed as grantor in the foregoing conveyance, who stated that he had executed the same for the considerations, uses and purposes therein mentioned and set forth.

And on the same day voluntarily appeared before me the said Ida Mae Williams, wife of the said J. A. Williams, to me well known, and in the absence of her said husband declared that she had, of her own free will, executed said conveyance and signed and sealed the relinquishment of dower and homestead therein for the considerations and purposes therein contained and set forth, without compulsion or undue influence of her said husband.

WITNESS my hand and seal as such Notary Public on this 15 day of September, 1971.

My Commission Expires: 2/15/72

Feb 15, 1972

Leona B. Caven

Notary Public
Leona B. Caven

SEAL

State of Arkansas, County of Phillips

Filed for record the 15th day of September, 1971 at 3:25

at 10 o'clock P.M. and recorded in Book 497 Page 85

James D. King Circuit Clerk By Mr. L. Hill & c

SEAL